GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority - Change of land use from Special area zone to Residential use to an extent of Ac. 10.00 cents in Sy.No.461 of Tiruchanur (V), Tirupathi Rural Mandal, Chittoor District - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 245 Dated: 23-06-2017

Read the following:-

1.Representation received from Sri T. Jaya Rama Naidu, dt.30.03.2007.
2.Government Letter No. Lr.No.21382/H2/2007-1, dt.17.10.2007.
3.From the Vice Chairman, TUDA, Tirupati, Lr.Roc.No.2733/G1/2007, dated:30.1.2008 & 08.12.2008.
4.Government Letter No. 21382/H2/2007, dated:25.5.2009 & 24.07.2010.
5.Representation of Sri T.Jayarama Naidu, dated:23.6.2011.
6.Government Letter No. 21382/H2/2007, dated:25.5.2009 & 24.07.2010.
7.From the VC, TUDA, Tirupati, Lr.Roc.No.2733/G1/ 2007, dated:20.3.2012 & 22.12.2012.
8.Representation of Sri T.Jayarama Naidu, dated:21.1.2013 and 28.2.2013.
9.Government Letter No. 21382/H2/2007, dated:08.05.2013 & 29.09.2014.
10.Representation of Sri T.Jayarama Naidu, dated:03.01.2016.
11.Government letter No.21382/H2/2007, Dated: 18.01.2016.
12.From the VC, Tirupathi Urban Development Authority, Tirupati, Lr. Roc. No.2733/G1/2007, Dated:16.07.2016.
13.Representation of Sri T.Jayarama Naidu and another, Dated:21.07.2016.
14.Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
15.Government Memo No21382/H2/2007, Dt.30.01.2017.
16.Notification No.971, Dated:31.01.2017 published in Part-I of Andhra Pradesh Gazette.
17.From the VC, TUDA, Tirupati, Letter Rc.No.2733/G1/2007, dated 29.04.2017.

***

ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Tirupati issued in the Government Memo 15th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.971, Part-I, Dated:31.01.2017. In the letter 17th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the Development and Conversion charges in the year 2011. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:23.06.2017.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:

The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

[P.T.O.]

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site is falling in Sy.No.461 of of Tiruchanur (V), Tirupathi Rural Mandal, Chittoor District measuring a total extent of Ac. 10.00 cents. The boundaries of which are given in the schedule below, which was earmarked for Special Development Zone in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is now designated as Residential Use, which is shown in modification of Master Plan No.12/2011 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. the applicant has to provide Buffer Zone as per G.O.Ms.No.119, MA & UD (H) Department, Dated:28.03.2017.
2. the applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority.
3. the applicant shall submit the proposals in the site under reference to the TUDA for approval before taking any developmental activity in the site.
4. the applicant shall obtain approval of building plans for construction of buildings from Tiruapti Municipal Corporation, Tirupati duly paying necessary charges to Tiruapti Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
5. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES ÄBCDEF-A"

North : Gangi Reddy Venkaiah
East : P.Krishna Swamy Ayyar
South : Harijanavada & Kasam Kalva
West : Tiruchanur to Padipet road

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER